

**Board of Supervisors Modification
of the Planning Commission Recommendation**

**Proposed Reston Master Plan Special Study Phase II
ST09-III-UP1(B)
Hunter Mill Supervisor Cathy Hudgins
June 02, 2015**

Note: The following is a modification to the Planning Commission recommendation made by the Board of Supervisors for the proposed Reston Plan. The modification was made by the Board during the Decision on June 2nd, 2015. Proposed changes to the text shown in the Staff Report's Appendix A, dated April 01, 2015, are indicated with ~~striketrough~~ (deletion) and underline (addition). The Staff Report and proposed Reston Plan are found here:

http://www.fairfaxcounty.gov/dpz/reston/staff_documents/pc_packet/complete_pc_packet.pdf

COMMUNITY-WIDE RECOMMENDATIONS

These Community-wide recommendations are designed to help achieve the future vision for Reston. They provide guidance on issues that apply to multiple areas within Reston and in some cases all of Reston. The recommendations focus on land use, housing, transportation, environmental stewardship, heritage resources, parks and recreation facilities, public art, and trails.

LAND USE

Reston was designed from its inception to have various land uses arranged within the community in a pattern that was different from most new American suburbs in the mid-20th century. Residential areas incorporate a variety of housing types so as to be attractive to households that are diverse in terms of age, family status (singles or couples without children, families with children, empty-nesters), and income. The Village Centers, designed to provide neighborhood shopping and other services, are located within residential areas rather than on the periphery so as to be easily accessible by walking or biking. Similarly, recreational uses, open space and natural areas are integrated into the residential neighborhoods. Reston has always been a place where nature is valued and protected.

In addition, Reston was planned to have an employment center located in the middle of the community that could accommodate a variety of businesses. One of the first major employers was the United States Geological Survey (USGS), which located its offices on an 85 acre site in the Reston Center for Industry and Government (RCIG). The Reston Center for Industry and Government, defunct since 2011, consisted of commercially and industrially zoned properties that were planned for office, industrial and R&D use. Covenants on the land limited retail use and prohibited residential and hotel uses.

Reston's resulting land use pattern provided the opportunity for residents to be less dependent on a car to accomplish daily activities. The original land use designations, as depicted on the now superseded 1989 Reston Master Plan Land Use map (Figure 3) consisted of Low, Medium and High Density Residential, Office, Industrial, Open Space, Convenience Centers, Village Centers, Convention/Conference Center and Town Center categories.

The Reston Land Use map (Figure 4) strategically focuses new population and employment growth in the Town Center and along the transit corridor within the three Transit Station Areas (TSAs) as well as in the Village Centers. It protects existing neighborhoods by matching future land use recommendations to the existing character of neighborhoods. In addition, plan designations have been updated to include areas that are now considered a part of Reston that were not shown on the 1989 Reston Plan¹. Lastly, the Reston Land Use map describes all of the areas of Reston with land use categories in accordance with current and future use.

¹ The 1989 Reston Land Use map only depicted the plan recommendation for residential areas zoned as Residential Planned Community. This resulted in the omission of land use information in parts of Reston, such as, the community of Polo Fields that were developed using other residential zoning districts.